

CITY COUNCIL REPORT



MEETING DATE: November 1, 2005

ITEM NO.

5

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

The Courtyards At Desert Park - 12-AB-2005

REQUEST

Request to consider the following:

1. Abandon:
 - City Right-of-Way driveway entrance containing an area of approximately 1,299 square feet.
2. Release:
 - Public Utility Easement containing an area of approximately 850 square feet, located along the north and south sides of the driveway.
 - Sight Distance Easement containing an area of approximately 354 square feet, located along the north and south sides of the driveway.
3. Dedicate
 - Non-Vehicular Access Easement containing an area of approximately 63 square feet to be located along the location proposed to be abandoned.
 - Sight Distance Easement containing an area of approximately 225 square feet and located at the southern portion of the proposed driveway.
 - Public Utility Easement containing an area of approximately 445 square feet and located across the eastern portion of the proposed driveway.
 - Sidewalk Easement containing an area of approximately 539 square feet and located across the eastern portion of the proposed driveway.

All of the above dedications are complete and have been recorded.
4. To Adopt Resolution No. 6746 vacating and abandoning a public right-of-way

Related Policies, References:

34-DR-2004 Courtyards at Desert Park, DC Ranch

OWNER

Courtyards At Desert Park LLC
480-966-9600

APPLICANT CONTACT

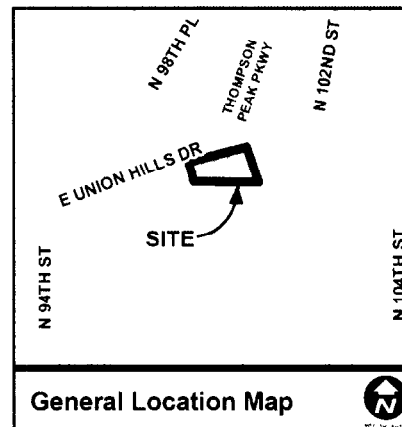
Market Street Homes LLC
480-367-4300

LOCATION

South of the E. Union Hills Drive and Thompson Peak Parkway intersection

BACKGROUND

On October 24, 2003, a map of dedication for the DC Ranch Thompson Peak Parkway infrastructure from Horseshoe Canyon Drive to the southern property boundary line was shifted further south to accommodate the ingress and egress



to the condominium project. All existing easements associated with this driveway location will be released and rededicated with this application. With this map of dedication, several driveways were dedicated for the proposed development of the southern parcels of the DR Ranch Master Plan. Since then the Courtyards at Desert Park Parcel T5A/B has been revised. The driveway entrance to Parcel T5A/B must be abandoned and moved to the south to accommodate the revised plans for the Courtyards.

Zoning.

This property is zoned Multiple-Family Residential (R-5/PCD).

Context.

This property is located at the southwest corner of E. Union Hills Drive and Thompson Peak Parkway. This property is located within the DC Ranch Master Planned Community and is part of DC Ranch's Town Center study area located at the core of the community. The Town Center is planned for single-family homes and mixed-use development consisting of office, retail, and integrated residential uses.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

This request is to move the existing driveway location on Thompson Peak Parkway approximately 65-feet to the south to accommodate the ingress and egress to the condominium project. All existing easements associated with this driveway location will be released and rededicated with this application.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Community Involvement.

The proposed driveway relocation will have no impact on the community.

Staff Recommendation.

Staff recommends approval.

**OTHER BOARDS AND
COMMISSIONS**

Planning Commission.

The Planning Commission heard this case on September 14, 2005, and recommended approval, 7-0 on the expedited agenda.

RECOMMENDATION

Approval.

**RESPONSIBLE DEPT
(s)**

Planning and Development Services Department

STAFF CONTACT (s)

Greg Williams
Senior Planner
480-312-4205

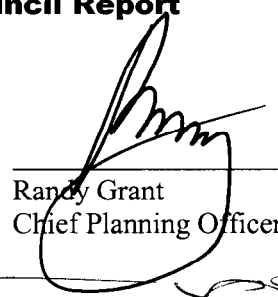
E-mail: gwilliams@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995

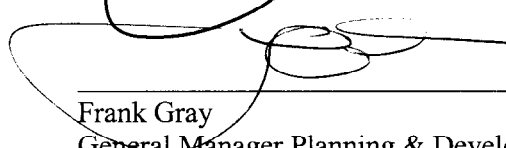
E-mail: rgrant@ScottsdaleAZ.gov

Peter Deeley
Planning Coordination Manager
480-312-2554
E-mail: pdeeley@ScottsdaleAZ.gov

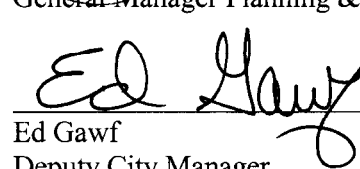
APPROVED BY


Randy Grant
Chief Planning Officer

9/27/05
Date


Frank Gray
General Manager Planning & Development Services

10.4.05
Date


Ed Gawf
Deputy City Manager

10/5/05
Date

ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. City Notification Map
7. September 14, 2005 Planning Commission Minutes
8. Resolution No. 6746

CASE 12-AB-2005

Department Issues Checklist

Transportation



Support

The Transportation department is in support of the driveway abandonment and relocation.

Trails



Support

The City Trails Department has no requirements for this property in accordance with the City's Trails Master Plan.

Adjacent Property Owner Notification



Support

The applicant noticed 5 immediately adjacent property owners. There were no responses or objections to the abandonment.

Public Utilities



Support

Letters of consent to the abandonment are on file from the affected utilities.

Emergency/Municipal Services



Support

The proposed abandonment does not restrict access to emergency and service vehicles.

Water/Sewer Services



Support

The water department is in support of this request.



The Courtyards At Desert Park

ATTACHMENT #2

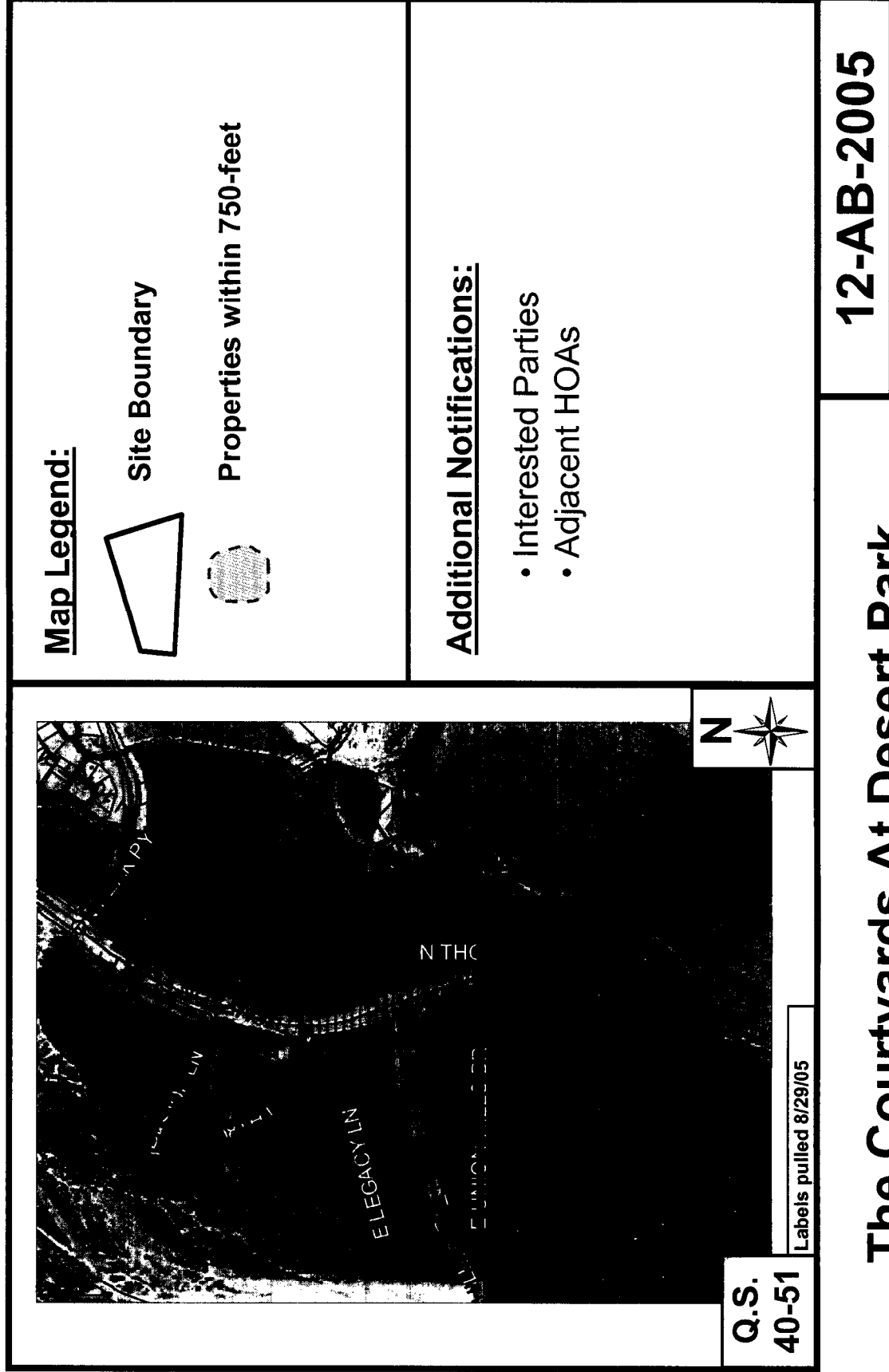


12-AB-2005

The Courtyards At Desert Park

ATTACHMENT #3

City Notifications – Mailing List Selection Map



3. 28-UP-2004 (Next Bar & Nightclub)

COMMISSIONER SCHWARTZ MOVED TO CONTINUE CASE NUMBERS 9-UP-2005 (Drinx) AND 28-UP-2004 (Next Bar & Nightclub) TO THE SEPTEMBER 28, 2005 HEARING. SECONDED BY COMMISSIONER STEINKE.

Upon invitation by Chairman Gulino, no members of the public elected to speak on either of the cases.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

Chairman Gulino announced that he has a conflict on case numbers 2-AB-2005 (The Reserve & Gold Club Scottsdale) and 11-ZN-2005 (DHL Campus Phase III) and will not be participating in the discussion or vote pertaining to either of those cases.

Chairman Gulino noted the concurrence of the Commission to move the items from the regular agenda to the expedited agenda. Upon invitation by Chairman Gulino, no members of the public elected to speak regarding any of the cases on either the expedited or regular agenda.

Chairman Gulino deferred the proceedings to Vice-Chairman Steinberg and departed the meeting.

4. 2-AB-2005 (The Reserve & Gold Club Scottsdale)

10. 11-ZN-2005 (DHL Campus Phase III)

COMMISSIONER SCHWARTZ MOVED TO APPROVE CASES 2-AB-2005 (The Reserve & Gold Club Scottsdale) AND 11-ZN-2005 (DHL Campus Phase III). SECONDED BY COMMISSIONER BARNETT. THE MOTION CARRIED WITH A VOTE OF SIX (6) TO ZERO (0), WITH CHAIRMAN GULINO RECUSSING.

Chairman Gulino re-joined the meeting.

COMMISSIONER BARNETT MOVED TO APPROVE:

5. 4-AB-2005 (GLO Abandonment 129th Street)

6. 8-AB-2005 (Troon Canyon Estates 2)

7. 12-AB-2005 (The Courtyards At Desert Park)

8. 14-AB-2005 (The Estates at Miramonte)

9. 29-ZN-2000#3 (Whisper Rock)

REGULAR AGENDA

11. 1-GP-2005 (Artesia)
12. 2-ZN-2005 (Artesia)

**THE MOTION WAS SECONDED BY COMMISSIONER HESS AND
CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission adjourned at 5:07 P.M.

Respectfully submitted,
A-V Tronics, Inc.

RESOLUTION NO. 6746

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE,
MARICOPA COUNTY, ARIZONA, ABANDONING A PORTION OF THE
PUBLIC RIGHT-OF-WAY ON THE WEST SIDE OF THOMPSON PEAK
PARKWAY SOUTH OF UNION HILLS DRIVE

(12-AB-2005)

WHEREAS:

- A. Various persons have dedicated to City certain interests (collectively, the "Original Dedications") as set out in Exhibit "A" attached hereto.
- B. Various persons have dedicated to City certain other interests (collectively, the "Revised Dedications") as set out in Exhibit "B" attached hereto.
- C. A.R.S. Sec. 28-7201, et seq. provide that a city may dispose of a roadway or portion thereof when said property or portion thereof is no longer necessary for public use.
- D. After notice to the public, hearings have been held before the Planning Commission and Council of the City of Scottsdale ("City") on the proposed abandonment of certain interests (the "Abandonment Right-of-way").
- E. The Abandonment Right-of-way is the Original Dedications, excluding therefrom and reserving unto City any and all interests dedicated by the Original Dedications to the extent such interests may overlap with, be included in, or be the same as the interests dedicated by the Revised Dedications.
- F. The City Council finds that the Abandonment Right-of-way is no longer necessary for public use.
- G. The City Council finds that consideration and other public benefit commensurate with the value of the property, giving due consideration to its degree of fragmentation and marketability, will be provided to the City by the owner of the abutting property.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Scottsdale, Arizona, as follows:

1. Abandonment. Subject to the reservations below, the Abandonment Right-of-way is abandoned.

2. Reservations. All of the following interests are reserved to City and excluded from this abandonment:

2.1 The interests stated above to be reserved to City.

2.2 Any N.V.A.E. or other non-vehicular access easement or covenant in favor of the City that may already affect the Abandonment Right-of-way prior to this resolution (except as may be specifically included in the Obsolete Dedications and not included in the Revised Dedications).

2.3 Any N.A.O.S. or other open space easement or covenant in favor of the City that may already affect the Abandonment Right-of-way prior to this resolution.

2.4 An easement for all existing utilities.

2.5 Such rights and interests, if any, as are required to be reserved by A.R.S. Sec. 28-7210 and A.R.S. Sec. 28-7215.

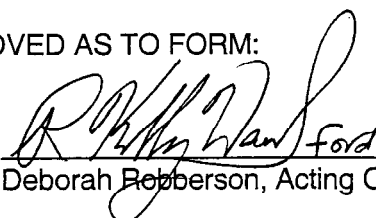
PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of _____, 2005.

Mary Manross, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

By:  _____
Deborah Roberson, Acting City Attorney

Courtyards at Desert Park
SUMMARY OF ORIGINAL DEDICATIONS

#	Name of Interest	Type of Interest	Name of Document	Document Date	Recording Date	Recording #
1	Scottsdale	Public Right-of-Way Street	Map of Dedication (M.O.D.) for DC Ranch Thompson Peak Parkway infrastructure from Horsehoe Canyon Drive to the Southern Boundary Line	10/22/03	10/24/03	BK 657 PG 11 2003-1483624
2	Scottsdale	Public Utility Easement (P.U.E.)	Map of Dedication (M.O.D.) for DC Ranch Thompson Peak Parkway infrastructure from Horsehoe Canyon Drive to the Southern Boundary Line	10/22/03	10/24/03	BK 657 PG 11 2003-1483624
3	Scottsdale	Sight Distance Easement (S.D.E.)	Map of Dedication (M.O.D.) for DC Ranch Thompson Peak Parkway infrastructure from Horsehoe Canyon Drive to the Southern Boundary Line	10/22/03	10/24/03	BK 657 PG 11 2003-1483624

THOMPSON PEAK
PARKWAY

**COURTYARDS AT
DESERT PARK DC
RANCH PARCEL
T5A/B**

TRACT 'B' PER COURTYARDS AT
DESERT PARK FINAL PLAT,
RECORDED 07/22/05, BOOK 764,
PAGE 6 2005-1029612
(PRIVATE STREET, E.S.A.V.E.,
P.U.E., S.F.E.)

PROPOSED
8' P.U.E.

PROPOSED
M.U.P.P.E.

PROPOSED
V.N.A.E.

25'X25'
S.D.E.

NEW R.O.W. PER
COURTYARDS AT DESERT
PARK FINAL PLAT,
RECORDED 07/22/05,
BOOK 764, PAGE 6
2005-1029612

25'X25'S.D.E.
DEDICATED ON
FINAL PLAT
RECORDED
07/22/05 BOOK
764, PAGE 6
2005-1029612

M.U.P.P.E.

EXISTING
1' V.N.A.E.

NEW R.O.W. PER COURTYARDS AT
DESERT PARK FINAL PLAT,
RECORDED 07/22/05, BOOK 764,
PAGE 6 2005-1029612

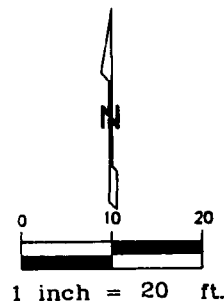
EXISTING
8' P.U.E.

PROPOSED CONDITIONS
(AFTER ADDONMENTS & CONDO PLAT
RECORDATION)

PROJECT NO. 042121
DRAWING NO. FOR REVISIONS
SHEET 1 OF 1
DATE 09/26/05
DRAWN BY J. SANCHEZ

ENGINEER: WOOD, PATEL AND ASSOC.
1855 N. STAPLEY DRIVE
MESA, AZ 85203
PH: (480) 834-3300
FAX: (480) 834-3320

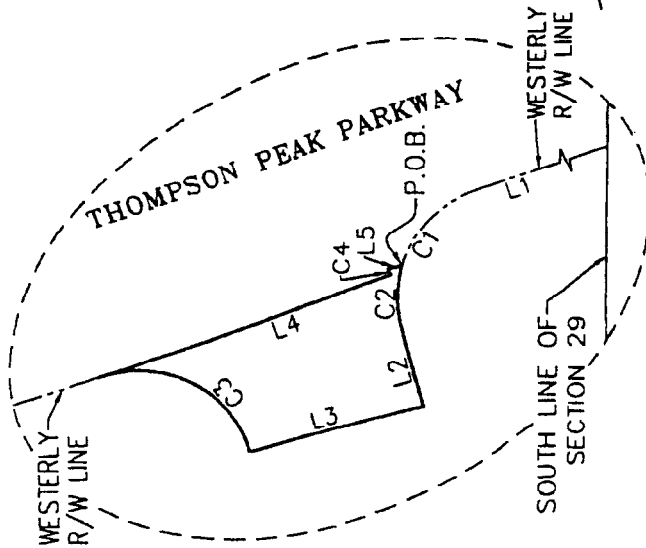
**COURTYARDS AT
DESERT PARK DC
RANCH PARCEL
T5A/B**



#1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°38'09"W	62.66'
L2	S75°21'51"W	18.32'
L3	N14°38'09"W	40.00'
L4	S18°38'09"E	67.68'
L5	S13°20'10"E	3.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	55°39'34"	25.00'	24.29'
C2	30°20'26"	25.00'	13.24'
C3	94°00'00"	25.00'	41.02'
C4	03°18'43"	25.00'	1.45'



M.O.D. FOR INFRASTRUCTURE

M.O.D. DRIVE INFRASTRUCTURE
PLANNING UNIT 1
BOOK 657, PAGE 12, M.C.R.

WESTERLY R/W LINE

SOUTH LINE OF SECTION 29

DETAIL
N.T.S.

UNION HILLS DRIVE

PROPOSED PARCEL T5A/T5B

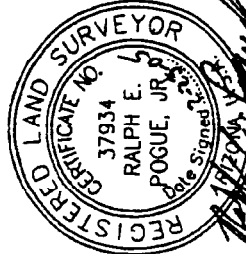
SEE DETAIL

N89°47'17"W

2642.74'

SOUTH LINE OF SECTION 29

263.11'

SOUTHWEST CORNER OF SECTION 29, T.4N., R.5E.
G.L.O. BRASS CAPSOUTH 1/4 CORNER OF SECTION 29, T.4N., R.5E.
G.L.O. BRASS CAP
POINT OF COMMENCEMENT**WOOD/PATEL**2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580

P.O.B. = POINT OF BEGINNING

EXHIBIT "A"M.O.D. FOR DC RANCH THOMPSON PEAK PARKWAY INFRASTRUCTURE
FROM HORSESHOE CANYON DRIVE TO THE SOUTH BOUNDARY LINE
PROPOSED RIGHT-OF-WAY ABANDONMENT

02-23-05

WP#042121.03

PAGE 3 OF 3

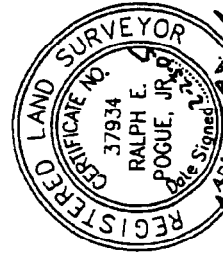
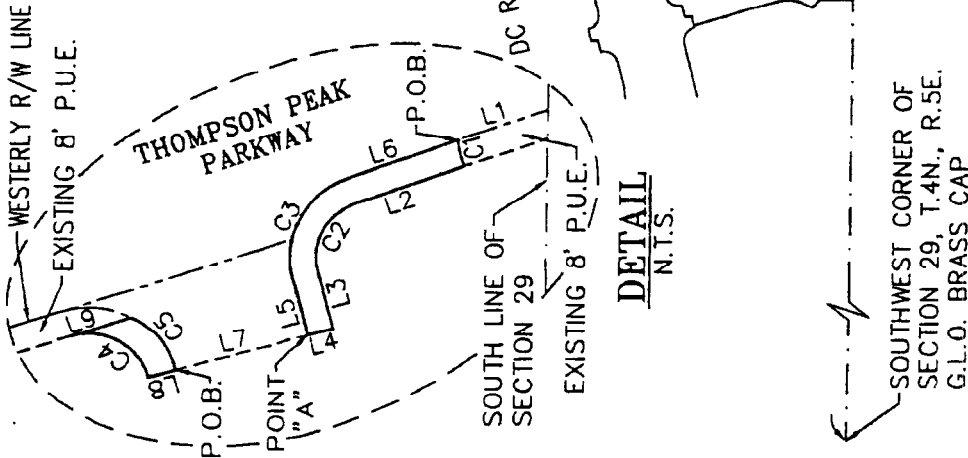
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#2

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	18'28'30"	25.00'	8.06'
C2	86'00'00"	17.00'	25.52'
C3	86'00'00"	25.00'	37.52'
C4	94'00'00"	17.00'	27.89'
C5	46'50'37"	25.00'	20.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°38'09"W	27.48'
L2	N18°38'09"W	34.54'
L3	S75°21'51"W	18.32'
L4	N14°38'09"W	8.00'
L5	N75°21'51"E	18.32'
L6	S18°38'09"E	35.19'
L7	N14°38'09"W	40.00'
L8	N14°38'09"W	8.00'
L9	S18°38'09"E	18.33'



WOOD/PATEL
 2051 West Northern
 Phoenix, AZ 85021
 Phone: (802) 335-8500
 Fax: (802) 335-8580

P.O.B. = POINT OF BEGINNING

EXHIBIT "A"

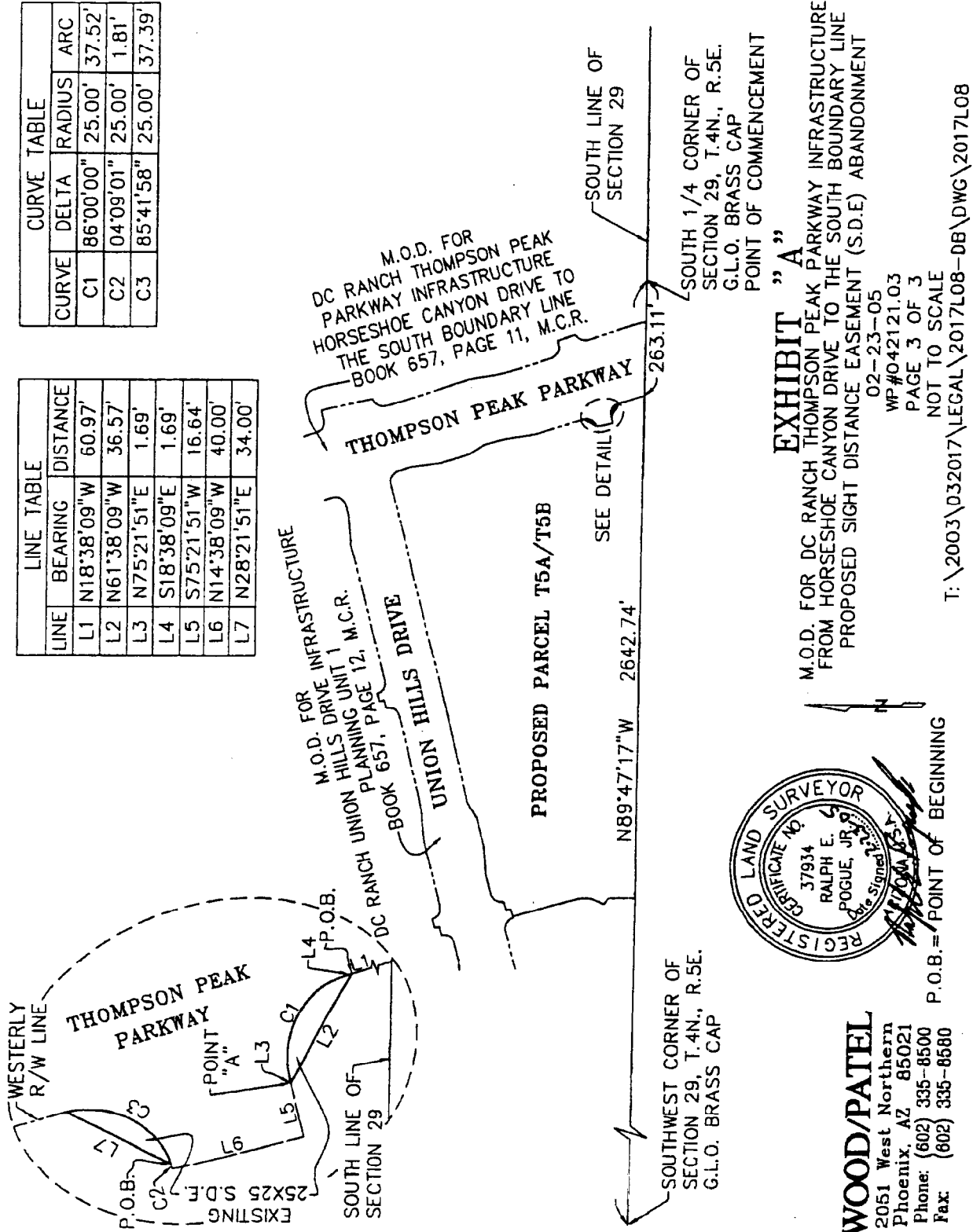
M.O.D. FOR DC RANCH THOMPSON PEAK PARKWAY INFRASTRUCTURE FROM HORSESHOE CANYON DRIVE TO THE SOUTH BOUNDARY LINE PROPOSED PUBLIC UTILITY EASEMENT ABANDONMENT

02-23-05
 WP#042121.03
 PAGE 3 OF 3
 NOT TO SCALE

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CURVE TABLE			
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C2	04°09'01"	25.00'	1.81'
C3	85°41'58"	25.00'	37.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°38'09"W	60.97'
L2	N61°38'09"W	36.57'
L3	N75°21'51"E	1.69'
L4	S18°38'09"E	1.69'
L5	S75°21'51"W	16.64'
L6	N14°38'09"W	40.00'
L7	N28°21'51"E	34.00'



Courtyards at Desert Park
SUMMARY OF REVISED DEDICATIONS

#	Name of Interest	Type of Interest	Name of Document	Document Date	Recording Date	Recording #
1	Scottsdale	Right-of-Way Street	Courtyards Condominium Plat	06/24/05	07/22/05	BK 764 PG 6 2005-1029612
2	Scottsdale	Vehicles Non-Access Easement (V.N.A.E.)	Grant Deed	10/14/05	10/17/05	2005-1543047
3	Scottsdale	Sight District Easement (S.D.E)	Grant Deed	06/27/05	10/12/05	2005-1519996
4	Scottsdale	Sidewalk Easement (S.W.E)	Grant Deed	06/27/05	10/12/05	2005-1519975
5	Scottsdale	Public Utility Easement (P.U.E.)	Grant Deed	06/27/05	10/12/05	2005-1519984

THOMPSON PEAK
PARKWAY

**COURTYARDS AT
DESERT PARK DC
RANCH PARCEL
T5A/B**

EXISTING
8' P.U.E.

1' V.N.A.E.

EXISTING
M.U.P.P.E.

EX. 25'X25'
S.D.E.

EX. 25'X25'
S.D.E.

EXISTING
8' P.U.E.

EXISTING
M.U.P.P.E.

1' V.N.A.E.

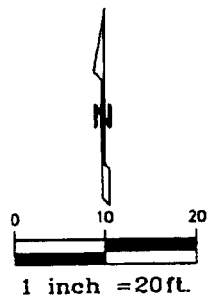
EXISTING
8' P.U.E.

**EXISTING CONDITIONS
(PRIOR TO CONDOMINIUM PLAT
RECORDATION)**

PROJECT NO. 042121
DRAWING NO. FOR REVISIONS
SHEET 1 OF 1
DATE 09/27/05
DRAWN BY J. SANCHEZ

ENGINEER: WOOD, PATEL AND ASSOC.
1855 N. STAPLEY DRIVE
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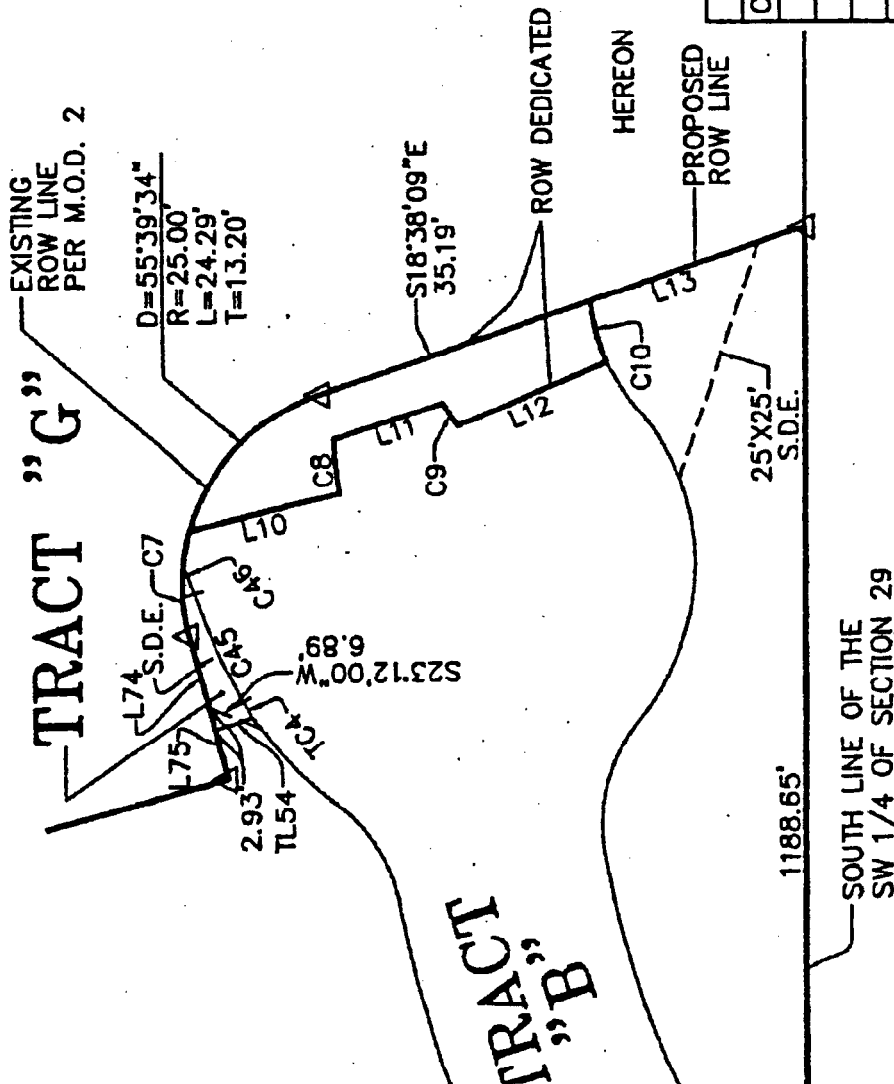
**COURTYARDS AT
DESERT PARK DC
RANCH PARCEL
T5A/B**



#1

EXHIBIT

EXISTING RIGHT-OF-WAY
DEDICATION



CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD BEARING
C7	30°20'26"	25.00'	13.24'	N89°27'57"W
C8	05°56'13"	65.00'	6.74'	S84°07'43"W
C9	01°41'53"	120.00'	3.56'	S57°35'19"W
C10	18°22'11"	24.99'	8.01'	S76°04'11"W
C45	11°31'26"	73.84'	14.85'	S66°30'43"W
C46	08°09'48"	25.00'	3.56'	N68°11'31"E

TRACT "E", "F" & "G" LINE TABLE		
LINE	BEARING	DISTANCE
TL54	S18°33'44"E	4.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N13°20'10"W	18.81'
L11	S18°38'09"E	14.05'
L12	S23°06'50"E	20.12'
L13	N18°38'09"W	27.47'
L74	S75°21'51"W	12.10'
L75	S75°21'51"W	6.22'

TRACT "E", "F" AND "G" CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
TC4	03°05'52"	41.00'	2.22'
			S58°43'17"W
			2.22'

BOOK 764 PAGE 6
OFFICIAL RECORDS OF
HARRIS COUNTY RECORDER
HELEN FURCELL
2005 - 1029612
11/27/05

DC RANCH
SCOTTSDALE
THE COURTYARDS AT DEBERT PARK, A CONDOMINIUM

#2

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	16°15'37"	25.00'	7.09'
C2	02°20'58"	25.00'	1.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'43"E	77.01'
L2	N18°38'09"W	60.91'
L3	S18°38'09"E	67.68'

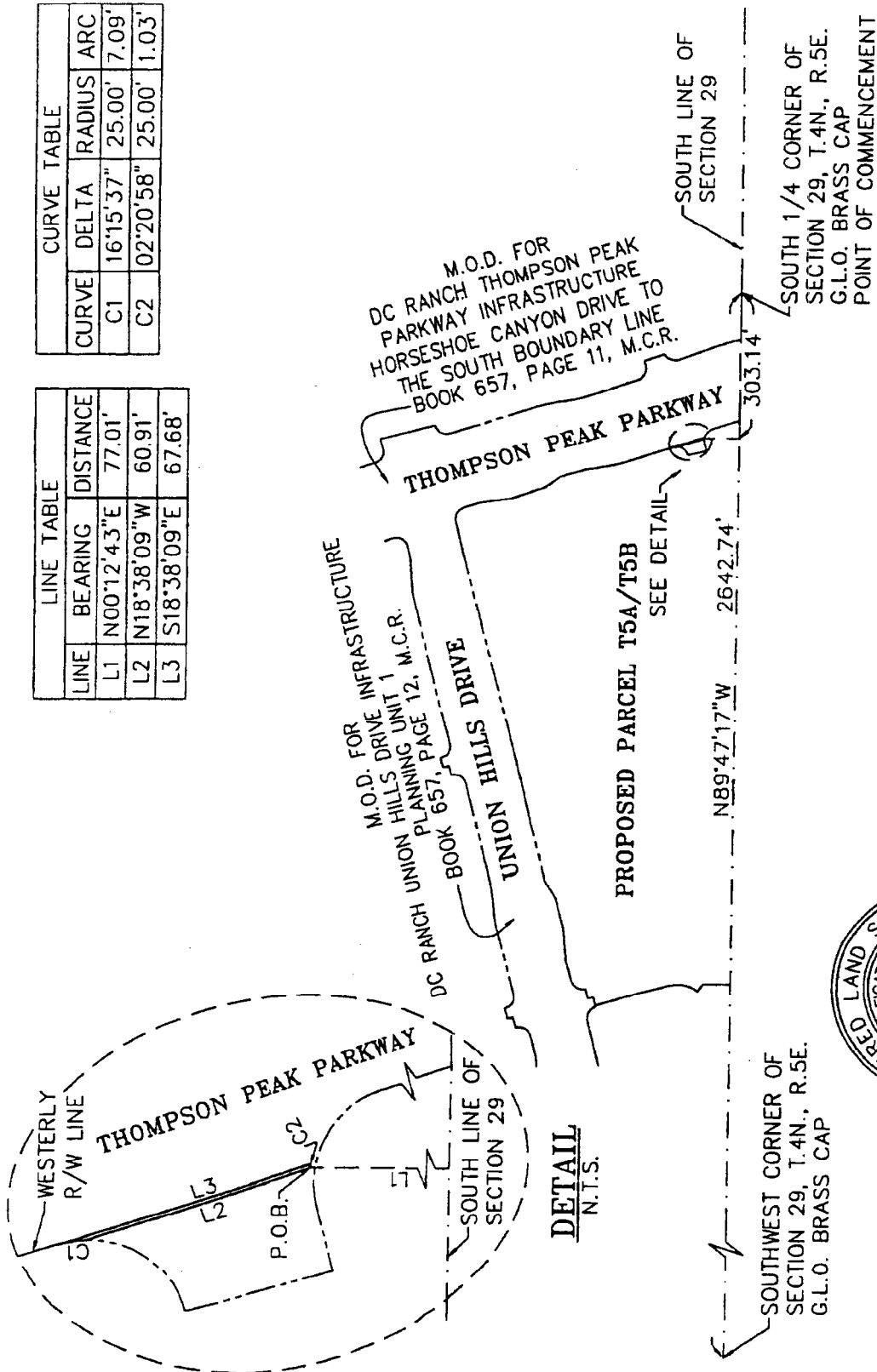


EXHIBIT "A"

M.O.D. FOR DC RANCH THOMPSON PEAK PARKWAY INFRASTRUCTURE FROM HORSESHOE CANYON DRIVE TO THE SOUTH BOUNDARY LINE PROPOSED VEHICULAR NON-ACCESS EASEMENT (V.N.A.E.)

02-23-05
WP#042121.03
PAGE 3 OF 3
NOT TO SCALE

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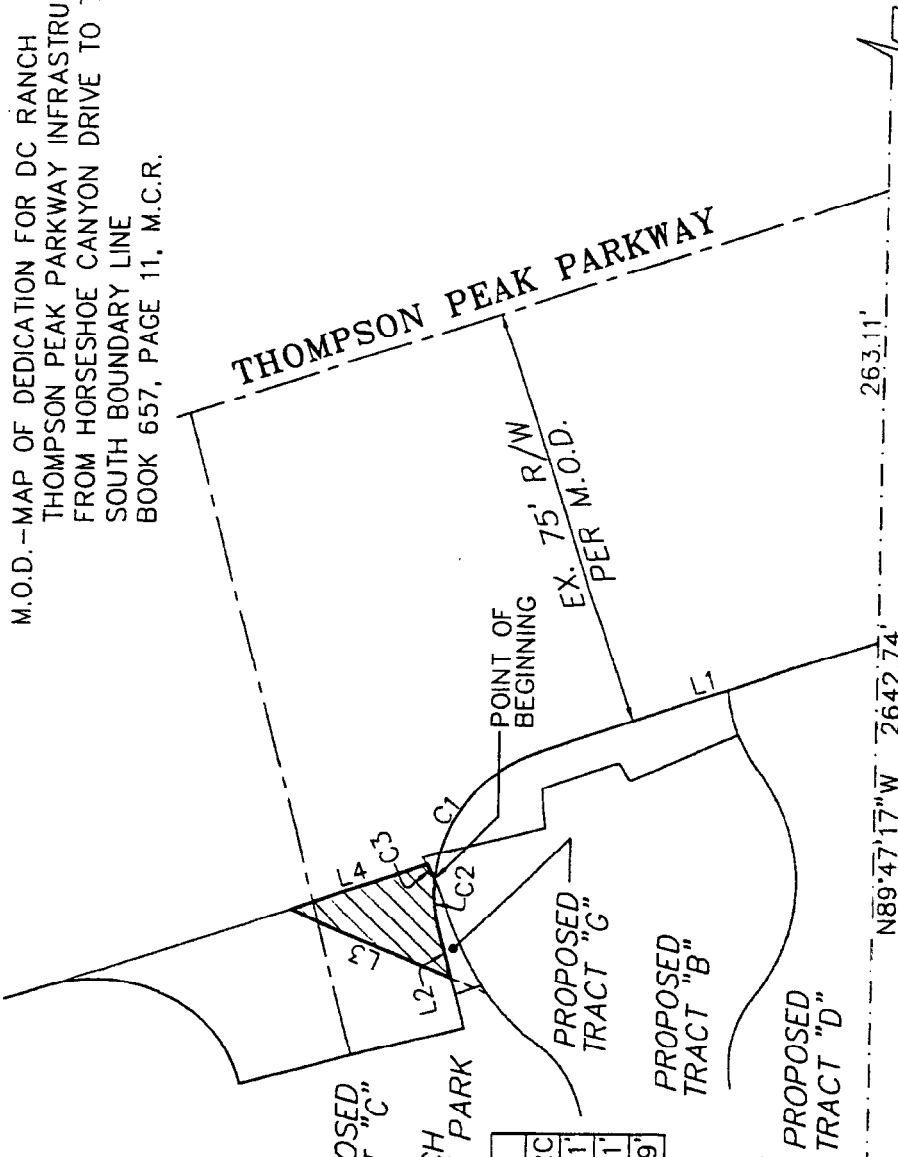


WOOD/PATEL
2051 West Northern
Phoenix, AZ 85021
Phone: (602) 335-8500
Fax: (602) 335-8580

P.O.B. = POINT OF BEGINNING

#3

M.O.D.—MAP OF DEDICATION FOR DC RANCH
THOMPSON PEAK PARKWAY INFRASTRUCTURE
FROM HORSESHOE CANYON DRIVE TO THE
SOUTH BOUNDARY LINE
BOOK 657, PAGE 11, M.C.R.



LINE TABLE	
LINE	BEARING DISTANCE
L1	N18°38'09"W 62.66'
L2	S75°21'51"W 9.17'
L3	N23°12'00"E 30.60'
L4	S18°38'09"E 25.00'

PROPOSED DC RANCH
COURTYARDS AT DESERT PARK

CURVE TABLE		
CURVE	DELTA	RADIUS ARC
C1	66°01'47"	25.00' 28.81'
C2	19°58'13"	25.00' 8.71'
C3	06°37'58"	25.00' 2.89'

SW CORNER OF
SECTION 29, T.4N., R.5E.
FOUND GLO BRASS CAP

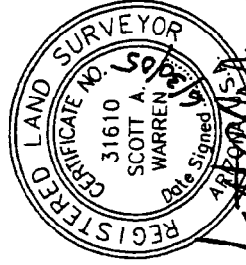
S 1/4 CORNER OF
SECTION 29, T.4N., R.5E.
FOUND GLO BRASS CAP
POINT OF COMMENCEMENT

EXHIBIT "A"

DC RANCH COURTYARDS AT DESERT PARK
PROPOSED SIGHT DISTANCE EASEMENT

06-30-05
WP #042121
PAGE 2 OF 2
NOT TO SCALE

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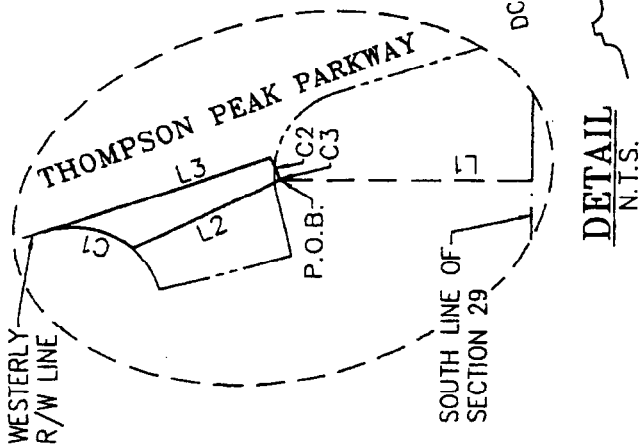


WOOD/PATEL
1855 North Stapley Drive
Mesa, AZ 85203
Phone: (480) 834-3300
Fax: (480) 834-3320

#4

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	60°05'57"	25.00'	26.22'
C2	14°47'46"	25.00'	6.46'
C3	00°38'45"	73.84'	0.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°12'43"E	74.53'
L2	N25°07'00"W	47.03'
L3	S18°38'09"E	67.68'



M.O.D. FOR
DC RANCH UNION HILLS DRIVE
PLANNING UNIT 1
BOOK 657, PAGE 12, M.C.R.

UNION HILLS DRIVE

M.O.D. FOR
DC RANCH THOMPSON PEAK
PARKWAY INFRASTRUCTURE
HORSESHOE CANYON DRIVE TO
THE SOUTH BOUNDARY LINE
BOOK 657, PAGE 11, M.C.R.

THOMPSON PEAK PARKWAY

PROPOSED PARCEL T5A/T5B

SEE DETAIL

SOUTH LINE OF
SECTION 29

N89°47'17"W 2642.74'

SOUTHWEST CORNER OF
SECTION 29, T.4N., R.5E.
G.L.O. BRASS CAP

SOUTH 1/4 CORNER OF
SECTION 29, T.4N., R.5E.
G.L.O. BRASS CAP
POINT OF COMMENCEMENT



WOOD/PATEL
2051 West Northern
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EXHIBIT "A"

M.O.D. FOR DC RANCH THOMPSON PEAK PARKWAY INFRASTRUCTURE
FROM HORSESHOE CANYON DRIVE TO THE SOUTH BOUNDARY LINE
PROPOSED MULTI-USE PUBLIC PATH EASEMENT (M.U.P.P.E.)

02-23-05
WP#042121.03
PAGE 3 OF 3
NOT TO SCALE

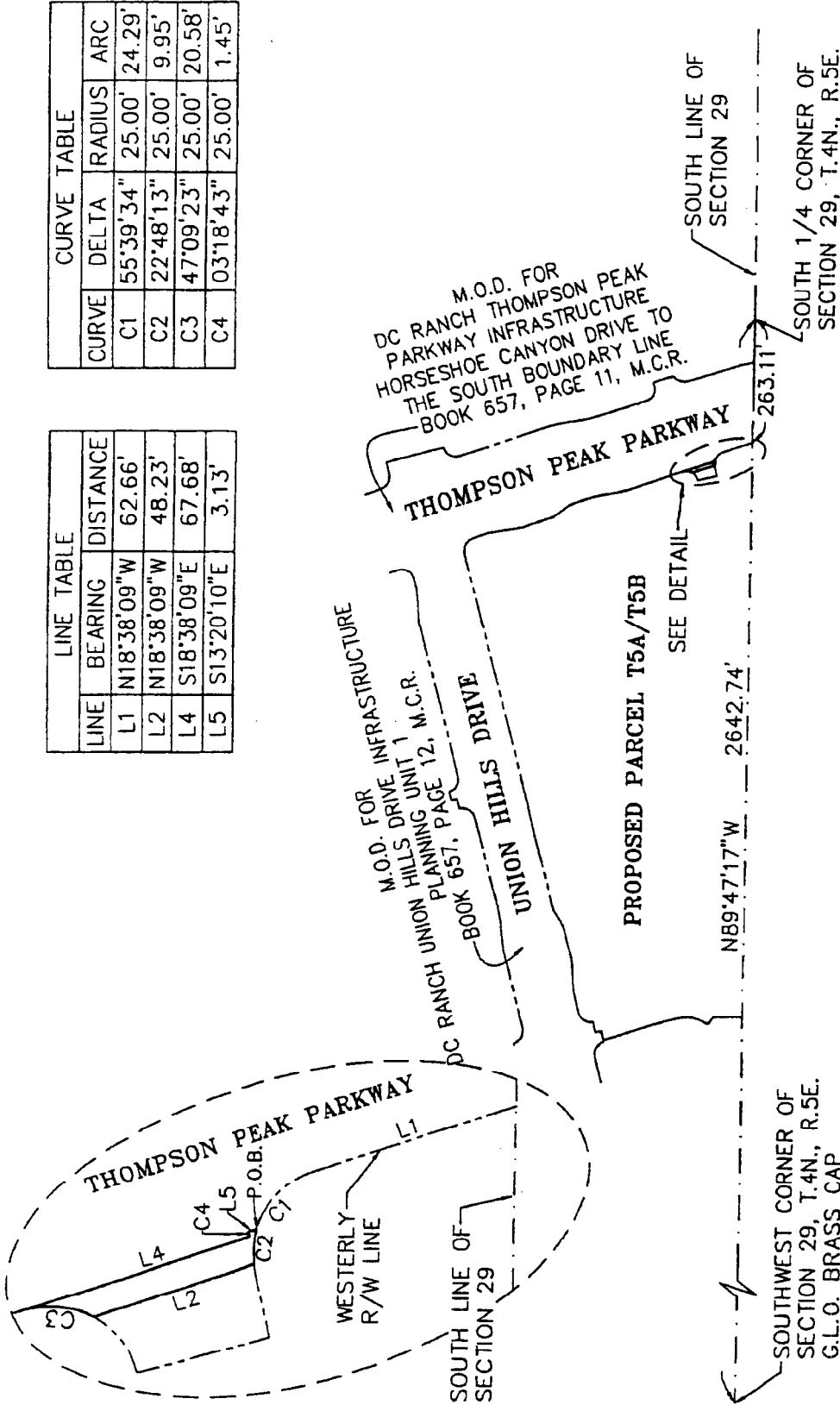
P.O.B. = POINT OF BEGINNING

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#5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°38'09"W	62.66'
L2	N18°38'09"W	48.23'
L4	S18°38'09"E	67.68'
L5	S13°20'10"E	3.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	55°39'34"	25.00'	24.29'
C2	22°48'13"	25.00'	9.95'
C3	47°09'23"	25.00'	20.58'
C4	03°18'43"	25.00'	1.45'



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EXHIBIT "A"

M.O.D. FOR DC RANCH THOMPSON PEAK PARKWAY INFRASTRUCTURE FROM HORSESHOE CANYON DRIVE TO THE SOUTH BOUNDARY LINE PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)

02-23-05
 WP#042121.03
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P.O.B. = POINT OF BEGINNING

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